

CARMEL TECHNICAL ADVISORY COMMITTEE MINUTES

Date: July 19, 2006
Place: Department of Community Services Conference Room
3rd Floor - Carmel City Hall
Time: 9:00 AM

9:00 a.m. **Docket No. 06060014 TAC: College Park Church Temporary Structure.**

The applicant seeks to install, for a two-year period, a 1,000-square foot modular structure to accommodate instructional uses.

The site is located at 3600 West 96th Street and is zoned S1.

Filed by Joe Rice for the College Park Church.

Present for the Petitioner: Joe Rice and Kevin Regnier with College Park Church, and Vivian Grimes and John Salevicz with Tyson Corp.

Petitioner's Presentation: Kevin Regnier said that they were just looking to add small modular space for Sunday School classroom use for two years.

Greg Hoyes, Hamilton County Surveyor's Office: He said that he sent a letter and that they have no comments.

Mike McBride, Hamilton County Highway: He said that he had no objection to the proposed structure.

Scott Brewer, Carmel DOCS Urban Forester: He said that he hadn't had time to write the petitioners a letter yet, but that he would have some comments.

Discussion ensued regarding the location of the structures on the site.

Nick Redden, Carmel Engineering: He said that they sent the petitioners a letter to let them know that the project is outside of their jurisdiction.

Gary Hoyt, Carmel Fire Department: He said that he had sent the petitioners a letter. He clarified that the existing building had some sort of sprinkler/fire alarm system. He said that the new structures should tie into that because of their proximity to the existing building. He said that access to the trailers might be a problem. He said that he would need some sort of gravel access through to the back area where the structures will be placed to get the emergency vehicles through.

Karyn Ryg, Carmel DOCS Transportation Planner: She said that she had no comments.

Matt Griffin, DOCS: He asked the petitioners to provide elevations or building schematics for the file.

Christine Barton-Holmes, DOCS: She said that she had no comments at the present.

...END...

9:15 a.m.

Docket No. 06060016 Z: Cherry Tree Grove Rezone

The applicant seeks to rezone 20.44 acres from S1 to S2 to allow for low-density residential development. Commitments will be filed in conjunction with this request.

The site is located on the east side of Cherry Tree Road, south of 146th Street.

Filed by Matthew Skelton of Bingham McHale LLP.

Present for the Petitioner: Chris White with RDJ Land Development, Matt Skelton with Baker and Daniels, LLP, and Dennis Olmstead with Stoepelwerth.

Petitioner's Presentation: Chris White introduced the project. He said that a Conservancy Lot would be part of the plan in an effort to save the wooded nature of Cherry Tree Rd. He said that there would be tree removal restrictions placed on that lot. He said that they were proposing 33-80x120 sized lots. He said that the homes would be custom homes built by RDJ custom homes. He said that they are trying to rezone the property to S-2 to get a comparable density to what is already in the area. He said that they are looking to add a street stub to the East.

Matt Skelton said that part of the proposal includes a set of commitments, which haven't been finalized with staff yet. He said that they were happy to contemplate compliance with the draft residential architectural guidelines.

Greg Hoyes, Hamilton County Surveyor's Office: He said that he sent Matt Skelton a letter. He said that the subdivision would have to meet the new standards. He said that they would have to find an outlet. He said that they would take care of that at the Primary Plat stage, but that he had no objections to the Rezone.

Chris White said that there were inlets running down Cherry Creek and that they were working with Pulte to gain access to those.

Shirley Hunter, Duke Energy: She said that she had no objections to the rezoning.

Mike McBride, Hamilton County Highway: He said that the project is not attached to their Right of Way, so they had no objections.

Scott Brewer, Carmel DOCS Urban Forester: He took the contact information for Barry Fisher and said that he would have several comments for him. He said that he didn't see the open space plan in what he got. He said that bufferyard guidelines would need to be met. He said that Carmel doesn't allow landscaping in the easement areas. He said that they would need the planting notes, graphic details, and tree species listed. He said that for tree preservation and bufferyard requirements will have to be met by trees that are already on the petitioner's property.

Nick Redden, Carmel Engineering: He said that Engineering was still reviewing the plans because they received them on July 10, 2006. He said that they would get the petitioner comments as soon as possible.

Gary Hoyt, Carmel Fire Department: He said that he sent Matt Skelton a letter. He said that the Fire Department doesn't have a problem with the rezoning. He said that the Fire Department has taken a liking to a storch-type fire hydrant and that it might become a standard in Carmel. He said that they would need the hydrant markers and he verified that the gazebo would be the only amenity planned in the subdivision.

Karyn Ryg, Carmel DOCS Transportation Planner: She said that she would like to see a pedestrian connection between the Cul-de-sac in the Southwest to the multi-purpose path along Cherry Tree road and, perhaps, the conservancy lot.

Chris White said that it would be their preference to not go through the conservancy lot because when you have to put equipment in the area, you end up taking too many trees. He said that they would rather look at expanding or widening sidewalks in other areas or possibly around the path.

Karyn Ryg, Carmel DOCS Transportation Planner: She asked Scott Brewer to look at the conservancy lot to see if the petitioners could put a path in it. She said that he should let her know if the petitioners could put a path in it or not. She said that if he said they couldn't they could work on widening the paths in other areas.

Matt Griffin, DOCS: He said that he had no additional comments on the rezoning at this point.

Christine Barton-Holmes, DOCS: She said that the petitioners should show some elevations for the Plan Commission and she said to be sure to incorporate in those elevations the draft residential architectural guidelines.

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9:30 a.m.

Docket No. 06060023 DP/ADLS: Bill Estes Pre-Owned Facility

The applicant seeks to construct a new, 9,350-square foot, pre-owned vehicle sales facility. Variances for signage, landscaping, and bufferyards will be filed. The site is located at 4102 West 96th Street and 9884 Michigan Road, and is zoned B2. Filed by Mary Solada of Bingham McHale LLP for Bill Estes Chevrolet.

Present for the Petitioner: Brian Campbell with CSO Schenkel Shultz, Ashton Fritz with Schneider Corp., and Annemarie Varga with Bingham McHale.

Petitioner's Presentation: Anne Marie Varga introduced the project. She noted that the TAC members received two mailings and that one of them is for the parking lot expansion only and then the other one is for the Development Plan and ADLS.

Greg Hoyes, Hamilton County Surveyor's Office: He said that his comments were geared more to the parking lot expansion than to the DP/ADLS. He said that they had previously seen plans, which showed a pipe under the roadway sized bigger than the ones shown on the current plans. He said that the petitioners need to be sure to size the pipe correctly. He said that it looked like the pond was being enlarged for additional storage capacity. He said that Bob Thompson from his office had done an erosion control study and that the petitioners should have received a copy of it. He said that if the petitioners have any questions, they are to let him or Bob Thompson know.

Shirley Hunter, Duke Energy: She said that this project was in IP&L territory.

Mike McBride, Hamilton County Highway: He said that they would not allow the petitioners to place any signage in the right of way. He said that the right of way along 96th street is under their jurisdiction. He said that otherwise, they have no objections to the exterior modifications of the building.

Scott Brewer, Carmel DOCS Urban Forester: He said that they had held a meeting. He said that he had not yet received the additional revised drawing that he was told was forthcoming. He said that he would reserve his comments until he received that revised drawing. He asked about the proposed changes along 96th street.

Nick Redden, Carmel Engineering: he said that this project was outside of their jurisdiction and they had no comments.

Gary Hoyt, Carmel Fire Department: He clarified that the new structure would be sprinkled. He said that the petitioners would need to schedule a meeting with the Fire Department to locate the Fire Department connection in the building. He said that the Fire Department would like a fire hydrant within 100 feet of the fire department connection. He gave the petitioner his business card. He clarified that the building would be 28.5 ft. tall and that it would not have a basement. He said that if the petitioners put a fire alarm system in the building, the fire department would like a remote enunciator panel located at the main entrance. He said that the fire department would like a Knox box on the main building and one on the secondary building as well.

Karyn Ryg, Carmel DOCS Transportation Planner: She said that her only comment would be that the Alternative Transportation plan requires a ten-foot asphalt path be constructed along 96th street. She said that they City would like the path to include ADA ramps and to connect to the path on Michigan Rd. She clarified that they would not have a bicycle-parking requirement and that the petitioners could entertain the idea of internal sidewalks and path connections to the buildings.

Matt Griffin, DOCS: He said that his only comment had to do with the lighting plan. He said that the petitioner needed to revise the photo metrics to comply with the 421 Overlay standards. He said that the petitioners are limited to an intensity of .3 foot-candle at the right of way. He said that there were a few shown that were like .6 and .7.

Christine Barton-Holmes, DOCS: She said that the building doesn't architecturally meet the standards of the 421 Overlay ordinance. She said that the building materials need to be changed. She said that the building needs to reflect elements of the Italianate, Federal, Colonial Revival, or Georgian architectural styles. She said that the City would like to see some details on the signage and how it will be illuminated.

Matt Griffin, DOCS: He said that the petitioners needed to be aware that the mechanicals on the building will need to be fully screened and that they should show those on their plans if they can before they go to the Plan Commission meeting.

Annemarie Varga said that she had just filed for some variances.

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9:45 a.m.

Docket No. 06060018 DP Amend: Village Center/Peripheral Retail-VOWC
The applicant seeks to modify the existing site plan and Development Requirements for the Village of West Clay—Village Center and Peripheral Retail Area. The site is located at Towne Road and 131st Street, and is zoned PUD. Filed by Keith Lash of Brenwick TND Communities, LLC.

Present for the Petitioner: Brandon Burke and Jason Matthias with Schneider, and Keith Lash with Brenwick Development.

Petitioner's Presentation: **Keith Lash** introduced the project.

Greg Hoyes, Hamilton County Surveyor's Office: He said that he had no objections.

Shirley Hunter, Duke Energy: She said that she had no comments.

Scott Brewer, Carmel DOCS Urban Forester: he said that he had no comments.

Nick Redden, Carmel Engineering: He said that as long as there are no technical changes, they would have no comments.

Gary Hoyt, Carmel Fire Department: He clarified that he had seen everything before and that he would see any potential commercial development at TAC before it is built.

Karyn Ryg, Carmel DOCS Transportation Planner: She said that she was somewhat confused as to what the changes were originally and that the petitioners could disregard her letter.

Matt Griffin, DOCS: He discussed the possibility of the item going as an ordinance amendment.

Keith Lash said that the ordinance modification would only require action by the Plan Commission, so it would go through as a DP Amend per the Village of West Clay PUD ordinance.

Christine Barton-Holmes, DOCS: She said that she had no comments at the present time.

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10:00 a.m.

Docket No. 06070003 TAC: Primrose School—Village of West Clay.

The applicant seeks to construct a child-care center, for 185 children, at the Village of West Clay.

The site is located at 13096 Moultrie Street and is zoned PUD.

Filed by Brandon Burke of The Schneider Corporation for The Village of West Clay.

Present for the Petitioner: Brandon Burke and Jason Matthias with Schneider, Keith Lash with Brenwick Development, John Mosele with John Mosele Architect, and Mark Pavey with Children's Design.

Petitioner's Presentation: Brandon Burke introduced the project. He said that the childcare facility would house 185 children with a staff of 22. He said that it would have a six-foot ornamental fence surrounding the property. He said that the architecture would be a cross between Art Deco and Art Moderne.

Greg Hoyes, Hamilton County Surveyor's Office: He said that he sent the petitioners a letter. He said that they would need an outlet permit. He said that the only outstanding issue that they would have was covering the pipe with an easement. He noted that there were a few ways that could be done, but it needed to be handled.

Shirley Hunter, Duke Energy: She said that she would give the petitioners a new service request. She said that she would be the contact for the petitioners. She said that the petitioners should contact her when they get closer to the start of construction.

Scott Brewer, Carmel DOCS Urban Forester: He said that he needed plans including the easements and utilities, so he could compare them against the proposed landscaping. He said that he noted that the petitioners were proposing to use six Washington Hawthorne shrubs, which have rather large thorns. He said that he is always careful to point that out. He said that he would suggest using tri-color beech or redbuds, which are already used elsewhere in the plan.

Nick Redden, Carmel Engineering: He said that Engineering sent the petitioners a review letter and that they would wait to hear from the petitioners regarding their responses to those comments.

Gary Hoyt, Carmel Fire Department: He clarified that the building would be sprinkled. He told the petitioners that they would need to set up a meeting to discuss where the Fire Department connection would be placed. He clarified that the building would be a single-story building with no basement. He said that the Fire Department would like to have a Knox Box at the main entrance of the

building. He said that the remote enunciator panel should be placed at the main entrance as well. He said that he would need a set of site utility plan, so he could locate the fire hydrants.

Karyn Ryg, Carmel DOCS Transportation Planner: She said that the plans showed a four- foot path and she thinks that the plans for Moultrie Street showed a five-foot path. She noted that would have to be worked out. She said that the 131st Street side path will need to be constructed and that there was some confusion about whether the petitioners committed to constructing it. She said that the petitioners might need to set up a meeting to discuss it.

Matt Griffin, DOCS: He said that the petitioners would need to submit finalized elevations when they are available. He said that the petitioners should remember that the HVAC would need to be fully screened on all sides.

John Mosele said that the HVAC would be located in the attic in the rear of the building. He said that there would be an attic on the portion at the rear of the building. He presented and explained features of the architectural elevations and signage.

Christine Barton-Holmes, DOCS: She asked if the petitioners would be using glazed brick.

John Mosele said that the brick would probably not be glazed, but that they intended to introduce color by using other building materials that would allow them to do so.

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10:15 a.m.

Docket No. 06070006 TAC: Village of West Clay Section 3001 Block F.

The applicant seeks to construct two, two-story commercial buildings and four, three-story townhouse buildings, at the Village of West Clay.

The site is located at Glebe Street and Apsley Lane and is zoned PUD.

Filed by Brandon Burke of The Schneider Corporation for The Village of West Clay.

Present for the Petitioner: Brandon Burke and Jason Matthias with Schneider, and Keith Lash with Brenwick Development.

Petitioner's Presentation: Brandon Burke introduced the project. He discussed the townhome portion of the site.

Greg Hoyes, Hamilton County Surveyor's Office: He said that he sent Brandon Burke a letter. He said that their biggest concern was the steps coming out of one of their buildings on top of one of their pipes. He said that it is a ten-foot deep pipe and that he thought that the steps would be concrete. He said that the petitioners could seek a variance from the variance board if the petitioners would choose.

Keith Lash said that they would look at the plan and decide what they will do.

Shirley Hunter, Duke Energy: She clarified that the units would be over two thousand square feet. She clarified that the builder will be applying for the new service, so she gave the petitioners information to pass on to the builder. She said that she would need CAD drawings from Brandon Burke.

Scott Brewer, Carmel DOCS Urban Forester: He said that the periphery along the North side only showed street trees along there.

Keith Lash said that there would be foundation plantings, street trees, and parking lot plantings. He said that the buildings would all come in at once and that they would get Scott Brewer a copy of the landscape plans to review.

Greg Hoyes, Hamilton County Surveyor's Office: He said that the petitioners would need to keep their foundation plantings off of the pipe, as well.

Nick Redden, Carmel Engineering: He said that they were still reviewing the project and that he would get the petitioners comments as soon as they were available.

Gary Hoyt, Carmel Fire Department: He said that he sent Brandon a letter. He said that he didn't realize when he put the letter together that the parking would be under the townhomes. He said that he assumes the townhomes would be sprinkled because they are going to be under grade. He said that the Fire Department would like to see a Knox Box (3200 series) for the two buildings. He said that if the buildings have a fire alarm systems, they would ask that the remote enunciator panel be located at the main entrance. He said that he would like to see a water utility plan to know where the hydrants are located.

Karyn Ryg, Carmel DOCS Transportation Planner: She said that she had no comments on this project.

Matt Griffin, DOCS: He said that staff would like to see elevations on the proposed buildings when they are available.

Christine Barton-Holmes, DOCS: She said that she had no comments.

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10:30 a.m.

Docket No. 06070004 SP: Village Green Section One Secondary Plat

The applicant seeks approval to plat 18 lots on 2.59 acres:

The site is located at 211 West 136th Street and is zoned PUD.

Filed by Brady Kuhn of Weihe Engineers, Inc for Drees Homes.

Present for the Petitioner: John Talbot with Drees Homes and Jim Shields with Weihe Engineers.

Petitioner's Presentation: John Talbot introduced the project. He said that they were going to do the project in sections because they discovered wetlands that they needed to mitigate.

Greg Hoyes, Hamilton County Surveyor's Office: He said that he sent the petitioners a letter. He said that he would need a non-enforcement for the reduction of the little portion of easement in there. He said that he would need an outlet permit. He said that he was working with Gary Duncan to establish the release rate. He said that the drainage calculations would need to be revised.

Jim Shields said that they are going to be encroaching within the regulated drain basin. He asked if it was necessary to go get the modification now when the petitioners intended to ask for a full relocation of that drain at a later date.

Greg Hoyes, Hamilton County Surveyor's Office: He responded that the non-enforcement would allow the buildings to be out of the easement for the plat of this section. He said that it would go to the drainage board.

Shirley Hunter, Duke Energy: She said that she did not receive copies of the plat. She asked the petitioners to give her a copy of the AutoCAD file as well. She gave the petitioners a card.

Scott Brewer, Carmel DOCS Urban Forester: He said that he did not receive plans, but that he would provide comments when he received them.

Nick Redden, Carmel Engineering: He said that they were still reviewing the plans and that they would provide the petitioners with comments when the review was finished.

Gary Hoyt, Carmel Fire Department: He said that he had sent the petitioners a comment letter and that they had responded to the comments and that was all that he had.

Jim Shields asked if the Carmel Fire Department had specs on the hydrant markers for the street.

Gary Hoyt, Carmel Fire Department: He said that Carmel did not have their own, but that they would defer to whatever specs Hamilton County was using. He said that he was pretty sure that they had a drawing of them.

Karyn Ryg, Carmel DOCS Transportation Planner: She was absent from the room for this item.

Matt Griffin, DOCS: He said that he wanted to make sure that Scott Brewer and the Department of Community Services got a copy of the landscape plan. He asked about the path discontinuity along Smokey Row.

The petitioner said that there was an issue with a drainage pipe and they needed time to establish the solution.

Matt Griffin, DOCS: He said that connection needs to happen if at all possible.

Discussion ensued regarding the sidewalk construction and the missing landscape plan.

The petitioner asked if Carmel had a budget for sculpture and monumentation along the Monon Trail.

Matt Griffin, DOCS: He said there wasn't a fund that he knew of.

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10:45 a.m. Docket No. 06070007 DP/ADLS: 122nd & Penn Development.

The applicant seeks to construct two, 3-story office buildings, out of three proposed buildings total, on a 27.41-acre office park.

The site is located at the northeast corner of 122nd Street and Pennsylvania Street, and is currently zoned R1 and M3, with a B3 rezone request pending.

Filed by Paul Reis of Bose McKinney & Evans, LLP for Panattoni Development, LLC.

Present for the Petitioner: Paul Reis with Bose, McKinney, and Evans representing Panattoni Development.

Petitioner's Presentation: Paul Reis introduced the project. He said that he had received comment letters back from Gary Hoyt, Carmel Police Department, and the Hamilton County Surveyor's office.

Greg Hoyes, Hamilton County Surveyor's Office: He said that he sent a letter to the petitioners. He said that there were a few minor changes to the drainage calculations and that the petitioners would need an outlet permit.

Shirley Hunter, Duke Energy: She said that she still needed to review the plans. She provided the petitioner with Shawn South's business card and a service request form. She said that the petitioners need to forward AutoCAD files to Shawn South.

Scott Brewer, Carmel DOCS Urban Forester: He said that the project is covered under 26.04 Bufferyard Requirements. He discussed the levels of the surrounding streets. He said that he would prefer that the petitioner increase the species palette by two to three additional species that might do better in a parking lot environment.

Nick Redden, Carmel Engineering: He said that the plans submitted to them were incomplete and that they would provide the petitioner with comments when they had a chance to review a complete set of plans.

Gary Hoyt, Carmel Fire Department: He said that he had sent the petitioners a letter. He provided the petitioners with his business card and said that the petitioners need to set up a meeting with the Fire Department connections on all three buildings. He said that the Fire Department would like a Knox Box on each building and the Fire Department FDC Caps. He clarified that there would be three stories and no basement. He said that if the buildings have an alarm system, they would like to see a remote enunciator panel placed at the main entrance.

Karyn Ryg, Carmel DOCS Transportation Planner: She said that the Alternative Transportation Plan requires a ten-foot asphalt path be constructed

along Pennsylvania and 122nd Street. She said that needed to be shown on the plans.

Paul Reis said that the City just put in a five-foot sidewalk along Pennsylvania Street, so they were not going to put in an asphalt path there.

Karyn Ryg, Carmel DOCS Transportation Planner: She said that she would check on the sidewalk and whether the Engineering Department would allow them to not build the site to the standards laid out in the Alternative Transportation Plan. She said that there are also monetary commitments that could be made in lieu of tearing the sidewalk out, etc. She said that the petitioners would be required to put in 13 spaces for buildings 1 or 2 and 14 spaces for building 3. She said that fifty percent of the bicycle parking spaces could be indoor spaces reserved for employees, but if the petitioners intended to do that, the Department would require a written commitment. She said that the petitioners need to show on the plans sidewalks on either side of their internal drive.

Matt Griffin, DOCS: He clarified that Building 3 would have the square footage of 110,000 square feet and that the parking count would remain the same. He said that the Department would like to see the petitioners redesign the site to break up the parking area, spread out the green space, and address the orientation to Pennsylvania. He said that he would suggest that the petitioners address the elevation changes that the Plan Commission suggested and show those in the plans.

Christine Barton-Holmes, DOCS: She said that she would suggest that the petitioners set up a meeting to discuss the changes that have been requested.

Paul Reis expressed interest in keeping the City Council members updated as the project goes through the Plan Commission process.

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11:00 a.m. Docket No. 06070008 DP/ADLS: Pennwood Professional Office Park.

The applicant seeks to construct two, 2-story office buildings, on a 4.11-acre parcel. The site is located at 11505 North Pennsylvania Street and is zoned B5. Filed by Kevin J. Roberts of DeBoy Land Development Services.

Present for the Petitioner: Mike DeBoy with DeBoy Land Development, and E. Davis Coots with Coots, Henke, and Wheeler.

Petitioner's Presentation: Mike DeBoy introduced the project. He said that the buildings would have approximately 19960 square feet per building with a connector.

Greg Hoyes, Hamilton County Surveyor's Office: He said that he sent the petitioners a comment letter. He said that the petitioners would need an indirect outlet permit. He said that they believe that it is master detention and he gave the petitioner the drainage calculations from 1987. He said that it wouldn't meet current standards, but that if it was close to what was done in 1987, the petitioner will be good to go.

Shirley Hunter, Duke Energy: She said that Shawn South would be handling the project. She said that they would need a service request and AutoCAD files.

Scott Brewer, Carmel DOCS Urban Forester: He said that the project is under the 26.04 Bufferyard requirements and that it doesn't look like they have met all of the requirements. He said that he hasn't finalized the calculations yet, but it appears to be off in terms of bufferyard. He said that he wants to see a more diverse palette and distribution of species. He said that the graphic planting detail on the plans needs to show root flare at grade level. He said that it would be nice if he could have a more legible set of plans.

Nick Redden, Carmel Engineering: He said that they sent the petitioners a letter that has the Engineering plan certification form included. He said that would probably generate more questions, so they would wait to hear a response from the petitioner.

Gary Hoyt, Carmel Fire Department: He gave the petitioners his card. He said that the Fire Department would like to meet with the petitioners to locate the Fire Department connection. He said that the Fire Department would like a Knox Box on the building and Fire Department Knox Connection caps. He said that, if the building were going to have an alarm system, then they would like a remote enunciator panel on the main entrance of the building. He clarified that there would not be a basement in the area. He said that he needs a drawing showing the fire hydrant locations noted on it.

Karyn Ryg, Carmel DOCS Transportation Planner: She said that she would like to see an internal path connection from the perimeter path to the buildings on the North side of the proposed building. She said that there would be a bicycle-parking requirement of eight bicycle parking spaces.

Matt Griffin, DOCS: He asked the petitioners to have the architect look into incorporating a shower facility in the building for people who bike to work. He said that they would need to see all four of the elevations. He said that he would need to see a lighting plan prior to the Plan Commission because he anticipated the question being asked.

Christine Barton-Holmes, DOCS: She said that in the elevations along Pennsylvania, the City of Carmel Department of Community Services has typically asked the petitioners to build the buildings as close to the right of way as they could. She said that the situations where they have seen the petitioners leaving extra space have been because the petitioners install intense landscaping and possibly public art. She said that she felt that would be a question asked at Plan Commission.

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